

## "PROPOSED" AND "AS-BUILT" PLOT PLAN REQUIREMENTS

(Please use this sheet as a checklist)

September 2006

### PROPOSED

### AS-BUILT

- |                          |  |                          |
|--------------------------|--|--------------------------|
| <input type="checkbox"/> | • PLAN SCALE no smaller than one inch equal to forty feet (1"=40')   | <input type="checkbox"/> |
| <input type="checkbox"/> | • DATE, PLAN LEGEND, BAR SCALE, NORTH ARROW, ZONING DISTRICT   | <input type="checkbox"/> |
| <input type="checkbox"/> | • SITE BENCHMARK AND DATUM REFERENCE (NGVD, City Datum)  | <input type="checkbox"/> |
| <input type="checkbox"/> | • LOT NUMBER OF LAND including deed book and page, Subdivision Name and Assessors Lot Information  | <input type="checkbox"/> |
| <input type="checkbox"/> | • LOT NUMBERS OF ABUTTING LOTS   | <input type="checkbox"/> |
| <input type="checkbox"/> | • PROPERTY LINES <sup>1</sup> (bearings and distances) EASEMENT LINES, TYPES OF EASEMENTS AND DIMENSIONS including pipe size and material, manholes, invert elevations, etc.                                       | <input type="checkbox"/> |
| <input type="checkbox"/> | • DISTANCE FROM THE LOT CORNER TO THE NEAREST STREET and street name   | <input type="checkbox"/> |
| <input type="checkbox"/> | • LOT AREA (in square feet) and CONTIGUOUS UPLAND AREA   | <input type="checkbox"/> |
| <input type="checkbox"/> | • LOT GRADING <sup>2</sup> , contour intervals of two (2) feet or less, existing and proposed (No "Proposed" on As-Built)  | <input type="checkbox"/> |
| <input type="checkbox"/> | • WETLAND LINE, LIMIT OF THE ONE HUNDRED YEAR FLOOD PLAIN and elevation if available   | <input type="checkbox"/> |
| <input type="checkbox"/> | • STRUCTURES ON LOT WITH DIMENSIONS including porches, decks, garages, etc.  | <input type="checkbox"/> |
| <input type="checkbox"/> | • SETBACK DISTANCES from front, rear and side property lines   | <input type="checkbox"/> |
| <input type="checkbox"/> | • TOP OF FOUNDATION <sup>3</sup> AND SLAB ELEVATIONS and location and elevation of perimeter drain outlet  | <input type="checkbox"/> |
| <input type="checkbox"/> | • RETAINING WALLS <sup>4</sup>   | <input type="checkbox"/> |
| <input type="checkbox"/> | • CURB CUT, DRIVEWAY AND MATERIAL <sup>5</sup> with spot grades and/or flow arrows demonstrating drainage to road  | <input type="checkbox"/> |
| <input type="checkbox"/> | • WATER SERVICE (size and material) and curb stop OR DOMESTIC WELL <sup>6</sup>  | <input type="checkbox"/> |
| <input type="checkbox"/> | • SEWER SERVICE (size and material) OR SEPTIC SYSTEM <sup>6</sup>  | <input type="checkbox"/> |
| <input type="checkbox"/> | • GAS SERVICE (size and material) <sup>6</sup>   | <input type="checkbox"/> |
| <input type="checkbox"/> | • ROADWAY NAME, layout lines, layout width and status (public, private, etc.)  | <input type="checkbox"/> |
| <input type="checkbox"/> | • SPOT ELEVATIONS at the edges of pavement (both sides) and roadway centerline   | <input type="checkbox"/> |
| <input type="checkbox"/> | • PROPOSED AND EXISTING CURBING AND SIDEWALK LOCATIONS, GRADES AND MATERIALS   | <input type="checkbox"/> |
| <input type="checkbox"/> | • ALL UTILITIES WITHIN ROADWAY LAYOUT for entire frontage (drain, sewer, water and gas lines; underground electric, telephone and cable lines; utility poles, hydrants, catch basins, gate valves, manholes, etc.) | <input type="checkbox"/> |
| <input type="checkbox"/> | • REGISTERED LAND SURVEYOR'S STAMP, signatures and certification stating "I CERTIFY THAT THE BUILDING LOCATION COMPLIES TO THE CITY OF TAUNTON ZONING ORDINANCE SETBACK REQUIREMENTS".                             | <input type="checkbox"/> |
| <input type="checkbox"/> | • STREET ADDRESS   | <input type="checkbox"/> |

**Two (2) copies of the As-Built plan must be submitted to the City Engineers' office at least 5 days prior to a closing to allow time for thorough review and signature and to obtain a Certificate of Occupancy from the Building Department.**

**NOTE: SEE REVISION ON BACK**

- 1. The entire property must be shown to scale with all bearings and distances. Where a property is too large to be shown at a scale of 1" = 40', a larger scaled configuration of the property lines must be shown, along with the smaller scaled detail of the building areas..**
- 2. Lot grading shall demonstrate that storm water runoff from the proposed or as-built construction will not adversely affect abutting properties or drainage from or to the street. Plans shall show contours, flow arrows and spot grades as required to demonstrate that runoff from the entire front yard and driveway will flow into the roadway gutters and away from building foundations. Alternate flow patterns may be approved by the City Engineer.**
- 3. The top of foundation elevation shall be a minimum of two (2) feet above the highest centerline grade of the road in front of the house unless waived by the City Engineer.**
- 4. A stamped structural design is required for retaining walls over four (4) feet high and as required by the City Engineer.**
- 5. Driveways must match what the back of sidewalk grade would have been. (7" above gutter grade 6' off gutter).**
- 6. Precisely dimensioned on as-built.**

**#7 REVISED AUGUST 12, 2005**

- 7. The "design" plan must be stamped by a Professional Engineer (PE). The final As-Built plan must be stamped by a Professional Land Surveyor (PLS).**